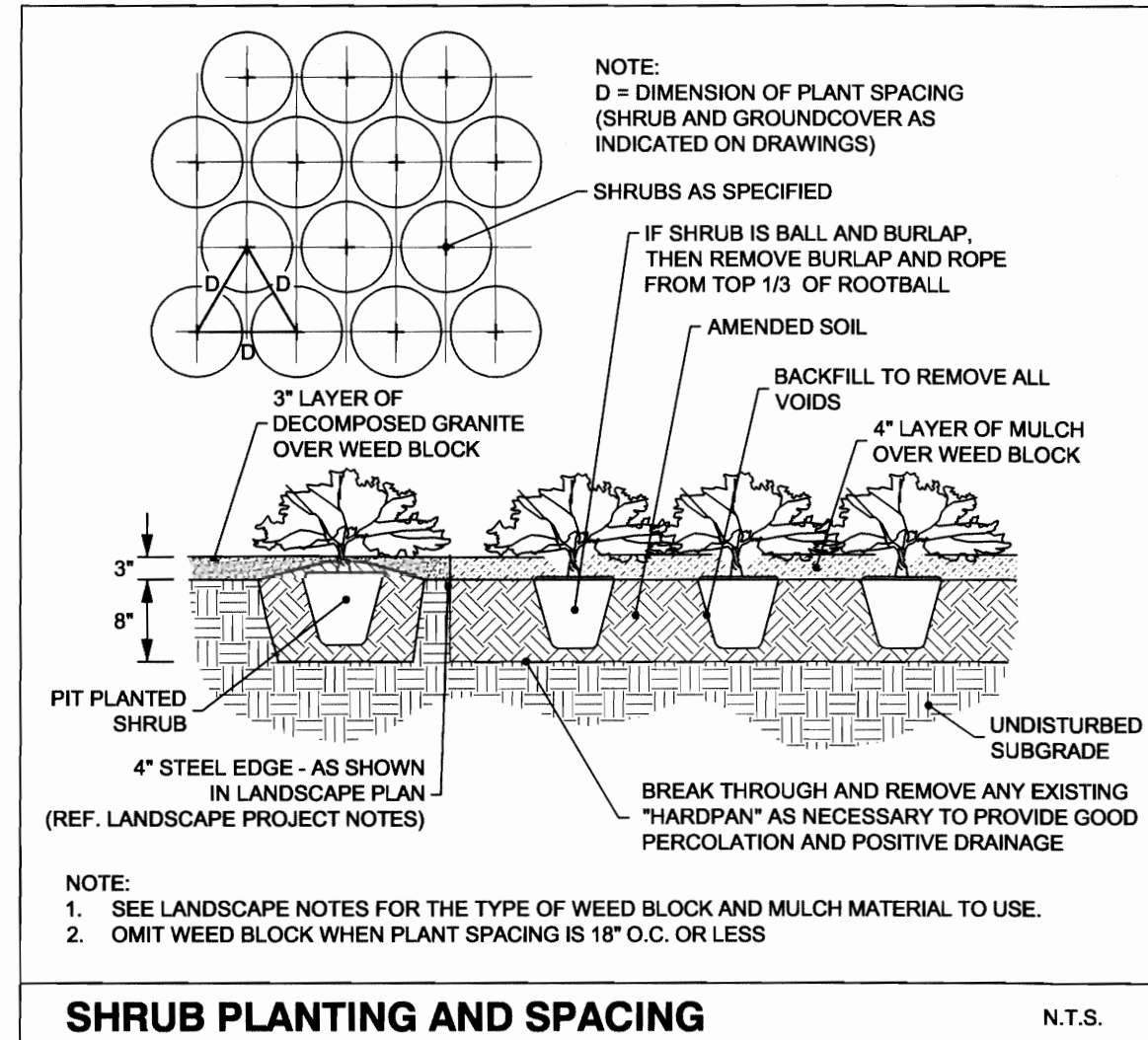
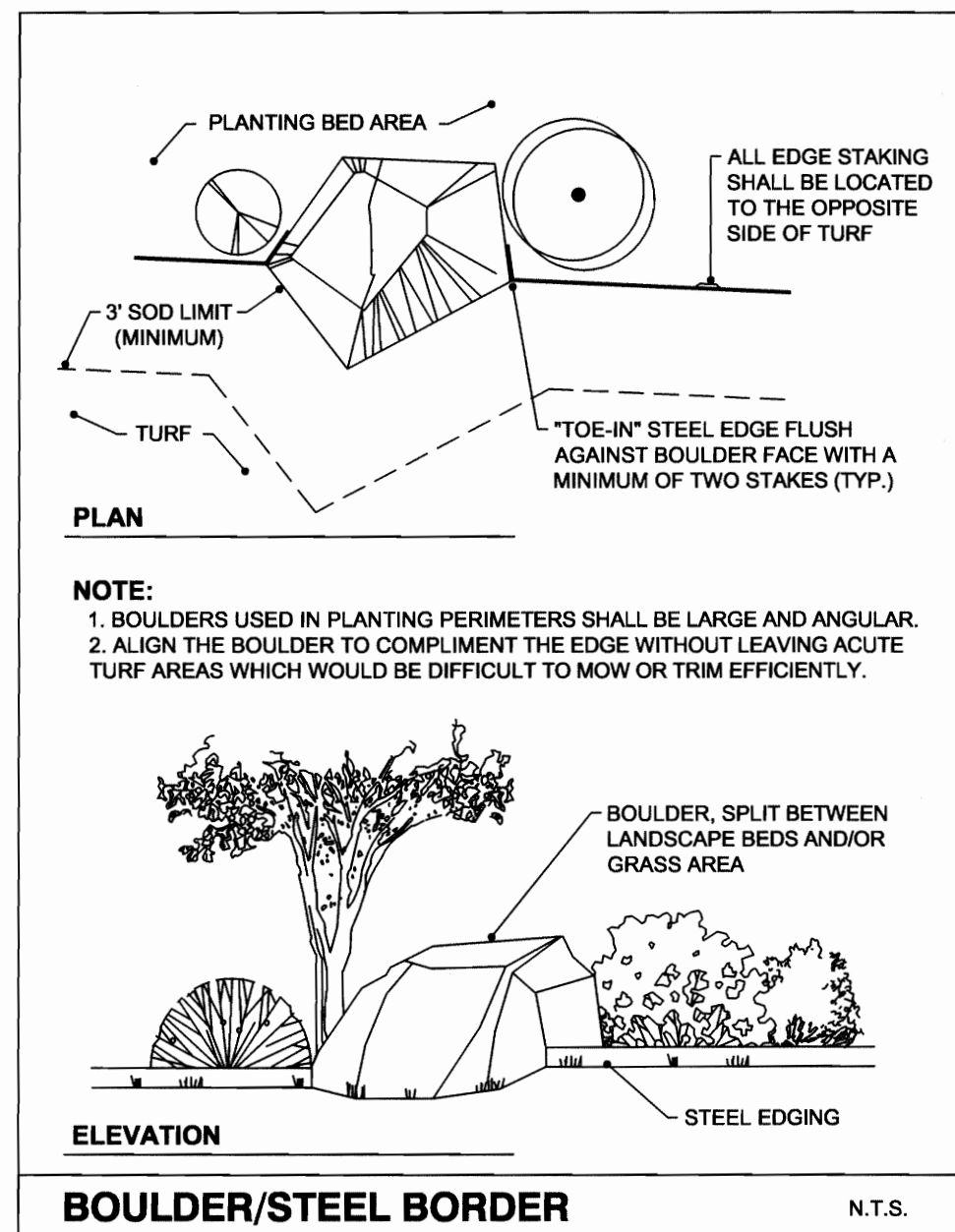


TREE PLANTING N.T.S.



SHRUB PLANTING AND SPACING N.T.S.



BOULDER/STEEL BORDER N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Site work Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3\") of topsoil and three inches (3\") of compost applied and consistency blended (filled) to a depth of nine inches (9\"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shrub shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30\") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4\") steel edging w/ 3/4\" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2\" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4\") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18\"), minimum width of thirty-six inches (36\") and a minimum depth of twenty-four inches (24\"). Larger boulders shall have a minimum exposed height of twenty-four inches (24\"), minimum width of forty-eight (48\") and a minimum depth of thirty-six (36\"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT AND ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4\") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5\") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% \"Cynodon dactylon\" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4\") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2\") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Ryegrass for a green-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

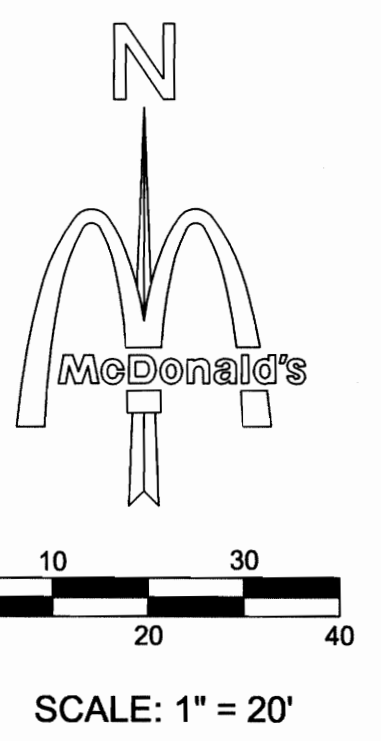
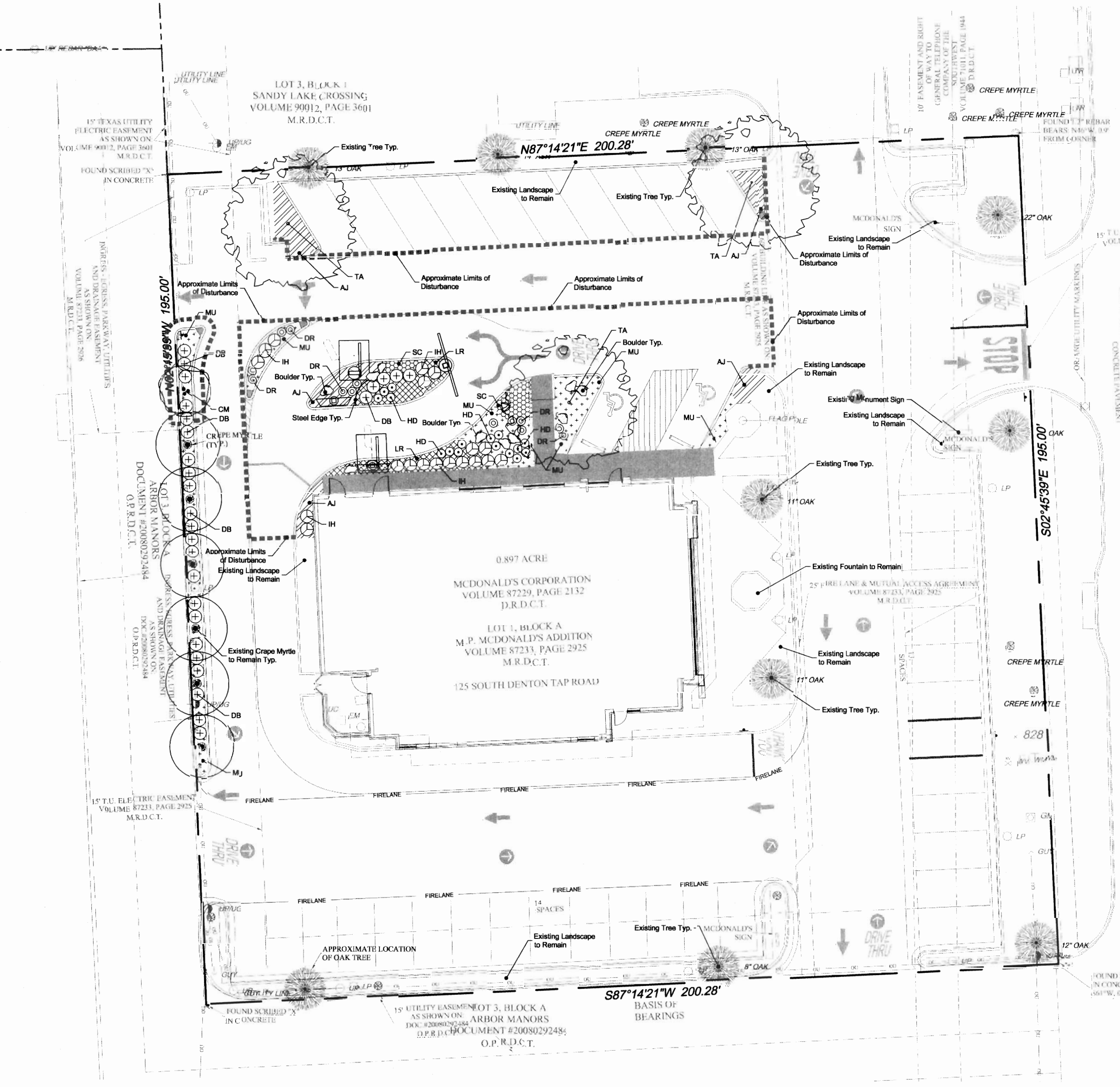
Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner's Representative accepts and assumes regular maintenance.

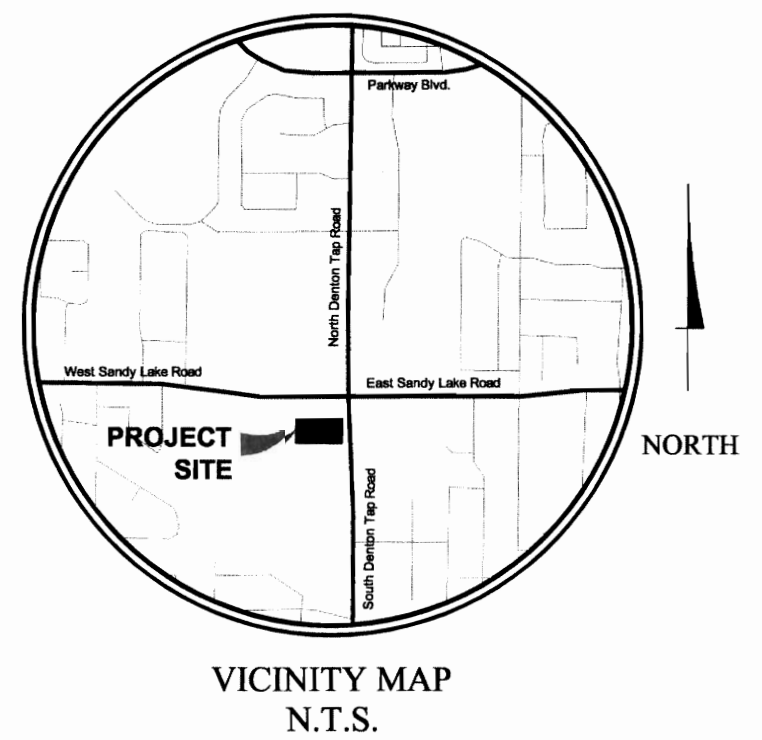
Plant Material List

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
TA	3		Texas Ash Fraxinus texensis	N/A	Cont.	3\" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Single Leader
CM	1		Natchez Crepe Myrtle Lagerstroemia indica 'Natchez'	N/A	Cont.	15 gal.	8' min.	4' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 Canes Minimum
DB	27		Dwarf Burford Holly Ilex cornuta 'Burford'	36"	Cont.	3 gal.	24\" min.	24\" min.	Full, Healthy, Even Growth
IH	19		Indian Hawthorn 'Snow' Raphiophelis indica	36"	Cont.	3 gal.	18\" min.	18\" min.	Full, Healthy, Even Growth
HD	16		Harbor Dwarf Nandina Nandina domestica 'Harbor Dwarf'	24"	Cont.	3 gal.	20\" min.	18\" min.	Full, Healthy, Even Growth
DR	13		Red Drift Rose Rosa 'Meigaiipo'	24"	Cont.	3 gal.	18\" min.	24\" min.	Full, Healthy, Red Bloom
LR	170 sf		Liriope Liriope spicata	12"	Cont.	1 gal.	9\" min.	6\" min.	Full, Healthy
AJ	310 sf		Asian Jasmine Trachelospermum asiaticum	9"	Cont.	4\" pot	6\" min.	9\" min.	Full, Healthy, 6 Runners Minimum
SC	75 sf		Seasonal Color						As Locally Available and Season Appropriate
MU			Mulch						

In Accordance to the Current Edition of The American Standard for Nursery Stock



811
Know what's below.
Call before you dig.



GENERAL NOTES

1. Bases, anchor bolts, conduits, and wiring for all signs are by the General Contractor.
2. 3/4\" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
5. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and routing.
6. General Contractor must provide exact \"as built\" information upon completion.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundbreak.
8. Curb elevations shall be 6\" above finish pavement unless noted otherwise.
9. All landscape areas shall be rough graded to 6\" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner's Contractor.
10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
11. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any items. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
12. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
13. Sidewalks around building shall have same subgrade preparation as building foundation.
14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
15. Topographic information taken from a Topographic Survey performed by JPH Land Surveying, Inc. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (p&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION

VERIFY W/MCDONALD'S:	ASPHALT:	<input type="checkbox"/>	CONCRETE:	<input checked="" type="checkbox"/>
CONTRACTOR TO BID:	ASPHALT:	<input type="checkbox"/>	CONCRETE:	<input checked="" type="checkbox"/>

NOTE: ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT PROJECT NO. --- AS PREPARED BY: ---

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID

PAVEMENT MATERIALS	HEAVY DUTY
Portland Cement Concrete P/WT	7"
Granular Sub-Base	6"

- PAVEMENT NOTES:**
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE ORIGINAL GEOTECHNICAL REPORT.
 2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 8 INCHES BELOW THE SURFACE. REFER TO ORIGINAL GEOTECH REPORT.
 3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF-ROLLED AS SPECIFIED IN THE SOILS REPORT.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF COPPELL, NORTH TEXAS COUNCIL OF GOVERNMENTS AND/OR THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
 6. REFER TO C&Z FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
 7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18\" O.C.E.W.
 8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO ORIGINAL GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE ORIGINAL GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT REQUIREMENTS.

SURVEY INFORMATION

PREPARED BY: JPH LAND SURVEYING, INC.
807 BILLBONNETT DRIVE, SUITE C
KELLER, TEXAS 76248
DATE: 01/19/2013

LEGAL DESCRIPTION:
LOT 1, BLOCK A, M.P. McDONALD'S ADDITION
AN ADDITION TO THE CITY OF COPPELL,
DALLAS COUNTY, TEXAS RECORDED IN
VOLUME: 87233, PAGE 2925 M.R.D.C.T.

PLAN SCALE: 1" = 20'

ADDITION
M.P. McDONALD'S
STREET ADDRESS

125 SOUTH DENTON TAP ROAD
CITY: COPPELL STATE: TEXAS

COUNTY: DALLAS SURVEY: --- ABSTRACT NO. ---

L/C NUMBER: 042-0496 CORPORATE DWG. NAME: ---

LANDSCAPE PLAN

Adams
910 S. Kimball Avenue • Southlake, Texas 76092 • (817) 338-3300

McDONALD'S
125 SOUTH DENTON TAP ROAD
COPPELL, TEXAS

McDONALD'S L.L.C. 042-0496
ADAMS ENGINEERING NO. 2013-012

OFFICE: GREATER SOUTHWEST REGION
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

DATE: ---

PLAN APPROVALS (2 REQUIRED):
SIGNATURE (S) (REQUIRED):
REGIONAL MGR. _____
CONST. MGR. _____
OPERATIONS DEPT. _____
REAL ESTATE DEPT. _____

CO-SIGN SIGNATURES:
CONTRACTOR: _____
OWNER: _____

STATUS: _____ DATE: _____ BY: _____

DATE DRAWN: MAR 2013 C/JT

PLAN CHECKED: MAR 2013 MJB

AS-BUILT: _____

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